



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 17th AUGUST 2015 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Gisbourne Cllr. Rathbone
 Cllr. Mrs Webb County Cllr. Penny Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present. Members met with Mr Angus Webster, Arco2 Architects i.r.o. PL48c/2015. He explained that it had been designed to retain some of the views to the neighbouring property. There are obscure windows, where appropriate. It is an infill site. He explained that the case officer does not have a problem with it.</p> <p>There was a general discussion i.r.o. PL48b/2015. Highlands had no objection to this application. County Cllr. Penny said the building should be hidden. A resident said it would be possible to see it from St Enodoc Church and from Polzeath and New Polzeath. She expressed concerns about this and feared that there would be an increase in traffic.</p>	
PL46/2015	<p><u>Apologies for Absence</u> – Cllrs. Blewett, Crowdy (work commitment); Gilbert, Richards (personal commitment). Cllr. Morgan was not present.</p>	
PL47/2015	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Mould in PL48h/2015. Cllr. Richards to provide his completed Financial Interests form.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p>	<p>Clerk Cllr. Richards</p>
PL48/2015	<p><u>Planning Applications Received</u> – Members considered the following:</p> <p>a. <i>PA15/06050, Stepping Stones, Highcliff, Polzeath</i> – proposed balcony and access. Noted an extension was not granted and a 'no comment' response had been made.</p> <p>b. <i>PA15/06153, Stepper Point Quarry, Padstow</i> – construction of new lobster hatchery building (14 x 22m) with shallow pitched biodiversity roof and screen landscaped earthworks. Noted hardcopy of the plans will not be received, but can be viewed on CC's website.</p> <p>County Cllr. Penny said he supported it. Cllr. Webb was vehemently against a new building on this headland. She said it was an iconic site, highly visible. Cllr. Mould said it should be built so that it isn't visible. It is a triple SSSI site. OBJECT because this is a new building on an iconic headland.</p> <p>c. <i>PA15/06290, Land North of Badgers Drift, Trenint Hill, Trebetherick</i> – new dwelling on land adjacent to Badger's Drift. NO OBJECTION.</p>	<p>Clerk Clerk</p>

	<p>d. <i>PA15/06328, 4 Penmayne House, Rock Road, Rock</i> – extension and improvements to 4 Penmayne House. NO OBJECTION.</p> <p>e. <i>PA15/06521, 4 Menague, Trewint Lane, Rock</i> – proposed ground floor extension at rear of property to include removal of existing conservatory. NO OBJECTION.</p> <p>f. <i>PA15/06643, Moonshadow, Road from St Moritz Hotel to Daymer Lane</i> – detached garage and boat store. NO OBJECTION provided this does not become a separate dwelling.</p> <p>g. <i>PA15/06835, Tristram Caravan And Camping Park, Access To Tristram Car Park Polzeath</i> – extension to create new first floor above existing amenities building. NO OBJECTION.</p> <p>h. <i>PA15/06856, Little Lynam, Porthilly Lane, Rock</i> – proposed loft conversion, single storey extension and alterations. Cllr. Mould declared an interest and left the meeting whilst this matter was discussed. Cllr. Webb took the Chair. This is a renewal of a previous application. NO OBJECTION.</p> <p>i. <i>PA15/06930, Shoals, Trewint Lane, Rock</i> – application for Reserved Matters (appearance, landscaping, layout and scale) for the construction of a dwelling. This application had since been withdrawn.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL49/2015	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Affordable Rural Homes</i> – Cornwall Rural Housing Assoc. sought Members' support in opposing the government's intention to extend the Right to Buy Policy to housing associations. Members were not in favour of this proposal. The Clerk to inform Mr Scott Mann, MP and the CRHA.</p> <p>b. <i>Paperless Planning</i> – despite a great number of complaints i.r.o. CC's decision to cease to provide hardcopies of planning applications w.e.f. 4th January 2016, they are going ahead with the proposal. However, a £700 grant is now available towards a laptop, projector, etc.</p> <p>Noted a tool is available, which downloads planning documentation for each application into a ZIP file. It was AGREED to progress with the purchase of the relative equipment and to re-organise the Council Chamber to make viewing the electronic plans easier.</p> <p>c. <i>Brownfield Land</i> – CC has issued a 'Call for Potential Housing Sites on Brownfield Land'. Members to consider if there are any such sites within the parish. Members felt this was covered by the NDP. No further action.</p> <p>d. <i>PA15/02392/PREAPP, Land North of Higher Weaver Barn, Trewiston Lane, St Minver</i> – pre-application advice for development of 10 affordable local connection dwellings (preferably as bungalows). It was hoped this land could be acquired by St Minver CLT.</p> <p>e. <i>PA15/04441, Undertown, Daymer Lane, Trebetherick</i> – garage extension to provide a self-contained annexe. The case officer is minded to refuse this application has concerns about the development as it is an important listed heritage asset with deep links to the poet John Betjeman.</p> <p>It was RESOLVED to 'agree to disagree'.</p>	<p>Clerk</p> <p>Clerk</p>
PL50/2015	<p><u>Planning Applications Approved by CC</u> – information only.</p> <p>a. <i>PA14/08336, Bramble Hill, Green Lane, Rock</i> – works to trees covered by tree preservation order, namely trimming of branches of two macrocarpa trees.</p> <p>b. <i>PA15/02231, Land South of Fair View, Green Lane, Rock</i> – two-storey cottage, on vacant land south of Fair View, bordering Green Lane, Rock.</p> <p>c. <i>PA15/04431, Ferry Point, Rock Road, Rock</i> – proposed redesign of scheme based on footprint and floorplans as previously approved under reference number PA14/07216 dated 25th September 2014.</p>	

	<p>d. PA15/04852, <i>The Coppice, Worthy Hill, Trebetherick</i> – application for amended cladding materials following conditional planning approval PA15/02582 for a replacement dwelling including the demolition of existing property.</p> <p>e. PA15/05036, <i>Windyhill, 20 Higher Tristram, Polzeath</i> – residential extension.</p> <p>f. PA15/05463, <i>Shoals, Trewint Lane, Rock</i> – works to macrocarpa and felling of leylandii, western red cedar and 2 x cypress trees.</p> <p>g. PA15/05594, <i>Iona, Trewint Lane, Rock</i> – proposed new dwelling.</p>																									
PL51/2015	<p><u>Planning Applications Refused by CC</u> – information only.</p> <p>a. PA15/05124, <i>Land South West of Anmordross, Rock Road</i> – outline planning application for the erection of a 4/5 bedroom two-storey dwelling and associated works.</p>																									
PL52/2015	<p><u>Planning Applications Withdrawn</u> – information only.</p> <p>a. PA15/03599, <i>Tradewinds, Dunders Hill, Polzeath</i> – alterations to existing bedroom to increase head room with proposed external balcony / car port.</p>																									
PL53/2015	<p><u>Emergency Payments</u> – Schedule 2015/16-4 to a value of £4,461.99 was APPROVED for payment.</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Trewint Field - incl. WCs, play equipment</td> <td>2,367.65</td> <td>473.00</td> <td>2,840.65</td> </tr> <tr> <td>Administration</td> <td>397.95</td> <td>80.59</td> <td>478.54</td> </tr> <tr> <td>Council chamber</td> <td>1,280.00</td> <td>8.80</td> <td>1,136.80</td> </tr> <tr> <td>Neighbourhood development plan</td> <td>5.00</td> <td>1.00</td> <td>6.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>£4,461.99</td> </tr> </tbody> </table>	Item	Price	VAT	Total	Trewint Field - incl. WCs, play equipment	2,367.65	473.00	2,840.65	Administration	397.95	80.59	478.54	Council chamber	1,280.00	8.80	1,136.80	Neighbourhood development plan	5.00	1.00	6.00				£4,461.99	
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PL54/2015	<p><u>Information Only / Future Agenda Items</u> –</p> <p>a. <i>Clerk's Leave</i> – 1st – 4th September 2015.</p> <p>b. <i>Pentire Farm, St Minver</i> – the National Trust invite Members to complete a survey: www.qark.co.uk/uc/Pentire/</p> <p>c. <i>Code of Conduct Training</i> – 1st October 2015, 4-6pm, Bude-Stratton Town Council, The Parkhouse Centre, Bude.</p> <p>d. <i>Cocklawelva</i> – the sign to Cocklawelva had been damaged and needs to be replaced. The Clerk to request a new sign to read "Private road, no parking", with the 'T' [no through road] logo.</p> <p>e. <i>Cornish Rock Tors</i> – there had been a complaint about the advertising signs. It is understood that these will be removed after the six weeks permitted development period. No further action.</p>	<p>Members</p> <p>Clerk</p>																								
PL55/2015	<u>Meeting Closed</u> – 20.35pm.																									

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th September 2015